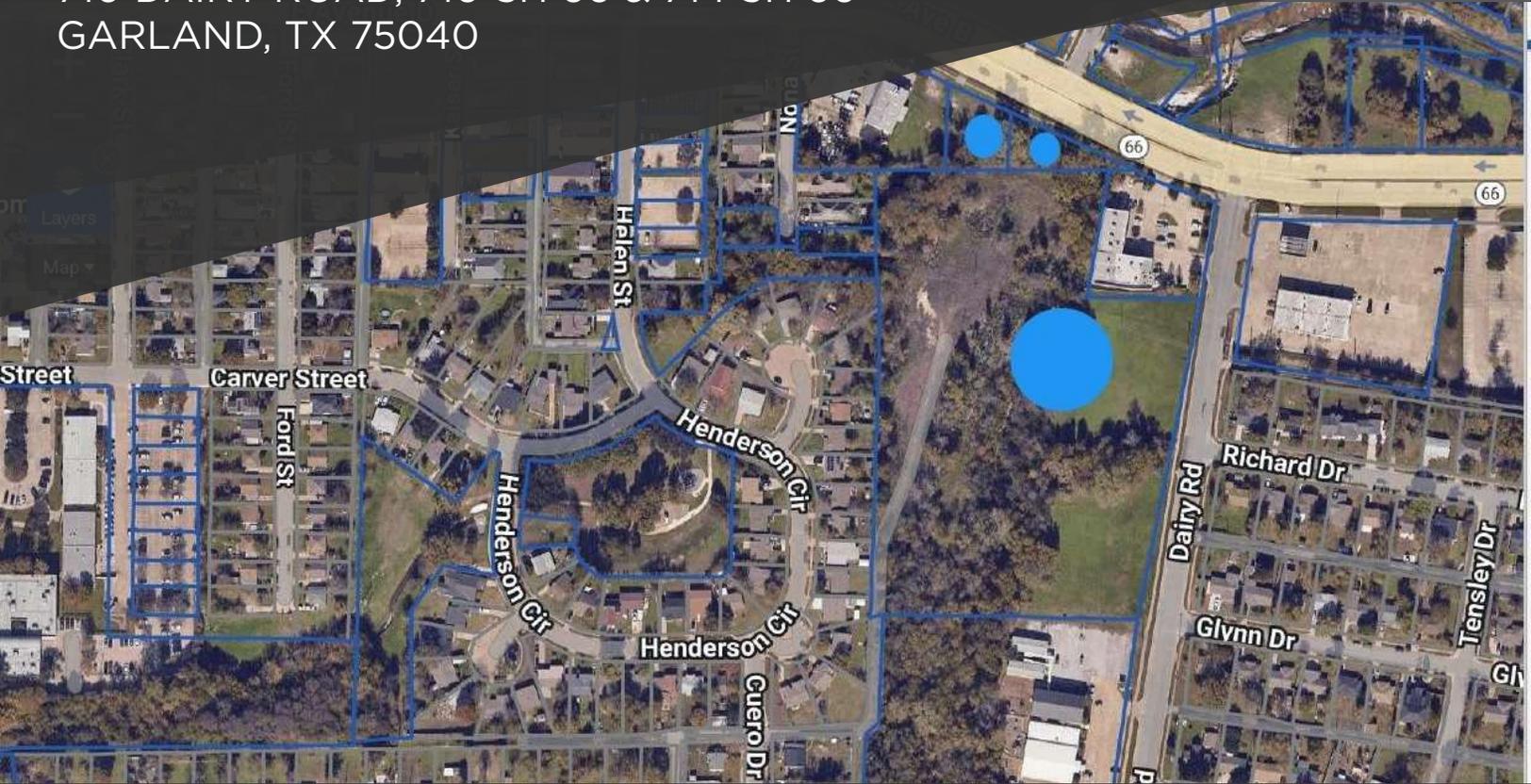


710 DAIRY ROAD, 710 SH 66 & 714 SH 66
GARLAND, TX 75040



OFFERING SUMMARY

Sale Price:	\$2,490,000
Available SF:	
Lot Size:	9.438 Acres
Price / Acre:	\$263,827

PROPERTY OVERVIEW

Embrace the opportunity to invest in a prime property located in the thriving Garland area. Boasting a strategic location, this property offers great potential for a variety of land or office development projects. With its generous space and versatile layout, it provides an ideal canvas to bring your vision to life. The property's proximity to essential amenities and major transportation routes enhances its appeal and accessibility. Whether you are considering land development or office expansion, this property presents an enticing investment prospect in the heart of Garland, TX.

Property Highlights

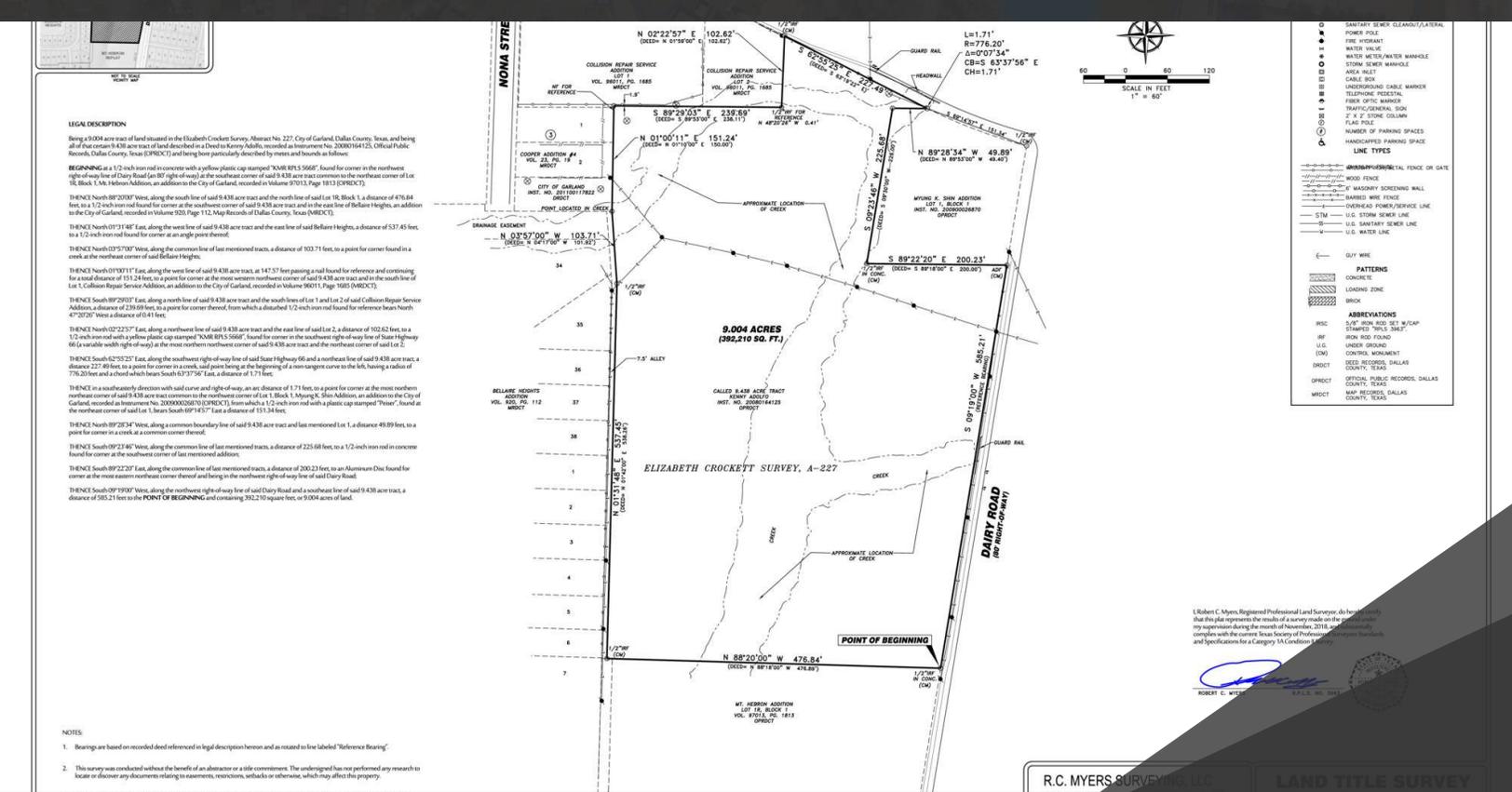
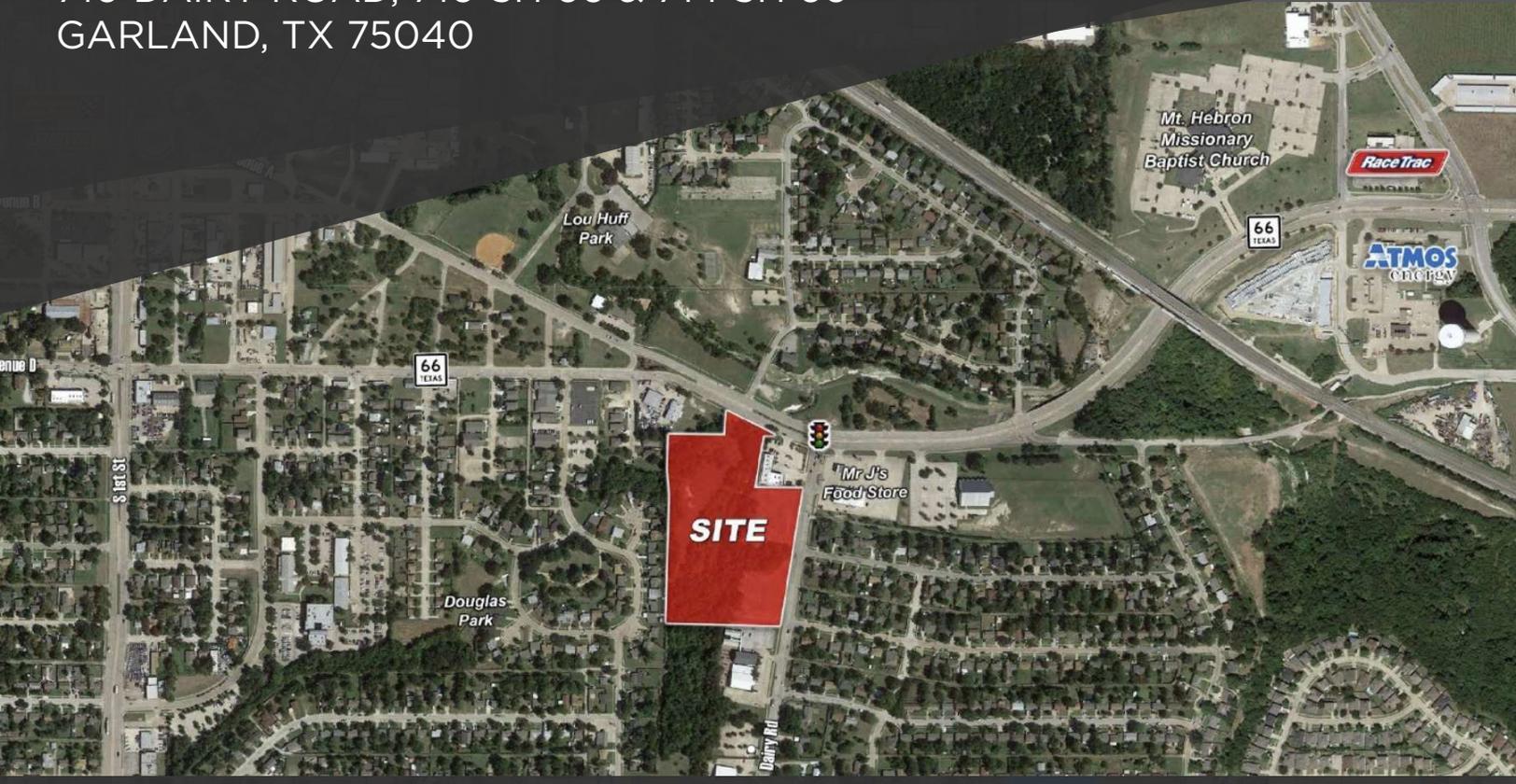
- Three parcels equaling 9.438 acres
- All three zone for community retail
- 710 Zone community retail and major auto repair
- Natural creek that can enhance any future development to include the outdoors

For more information or to schedule a tour, please contact:

Najdi Rafaty O: 214.267.9860
najdi@linc.realty M: 310.735.7980

LINC.
COMMERCIAL REALTY

710 DAIRY ROAD, 710 SH 66 & 714 SH 66 GARLAND, TX 75040



I, Robert C. Myers, Registered Professional Land Surveyor, do hereby certify that this plat represents the results of a survey made on the premises and my supervision during the month of November, 2018, and that the same complies with the current Texas Society of Professional Land Surveyors and Specifications for a Category 1A Civilian Survey.

ROBERT C. MYERS, R.L.S., No. 2811

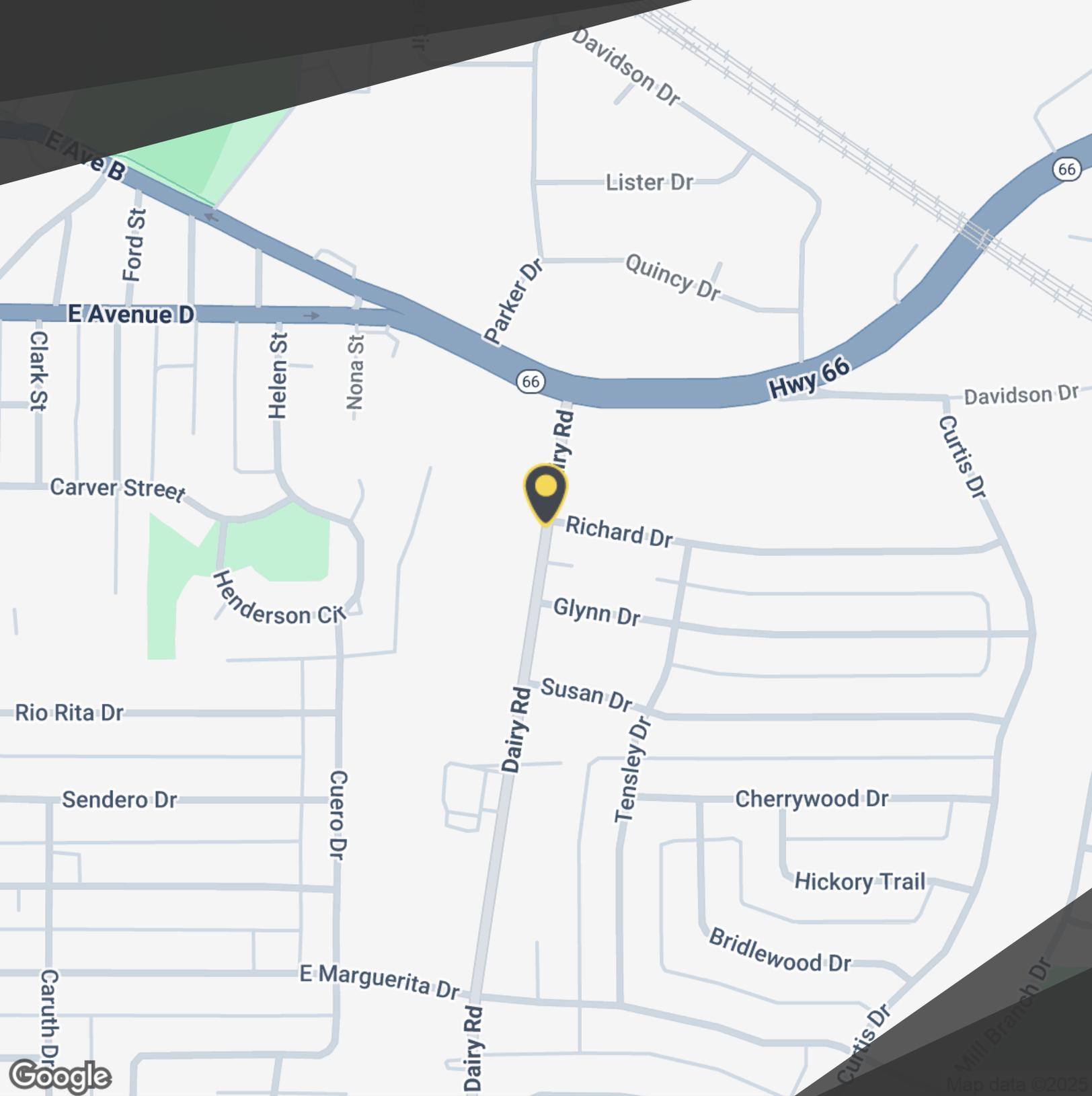
R.C. MYERS SURVEYING, L.P. LAND SURVEY

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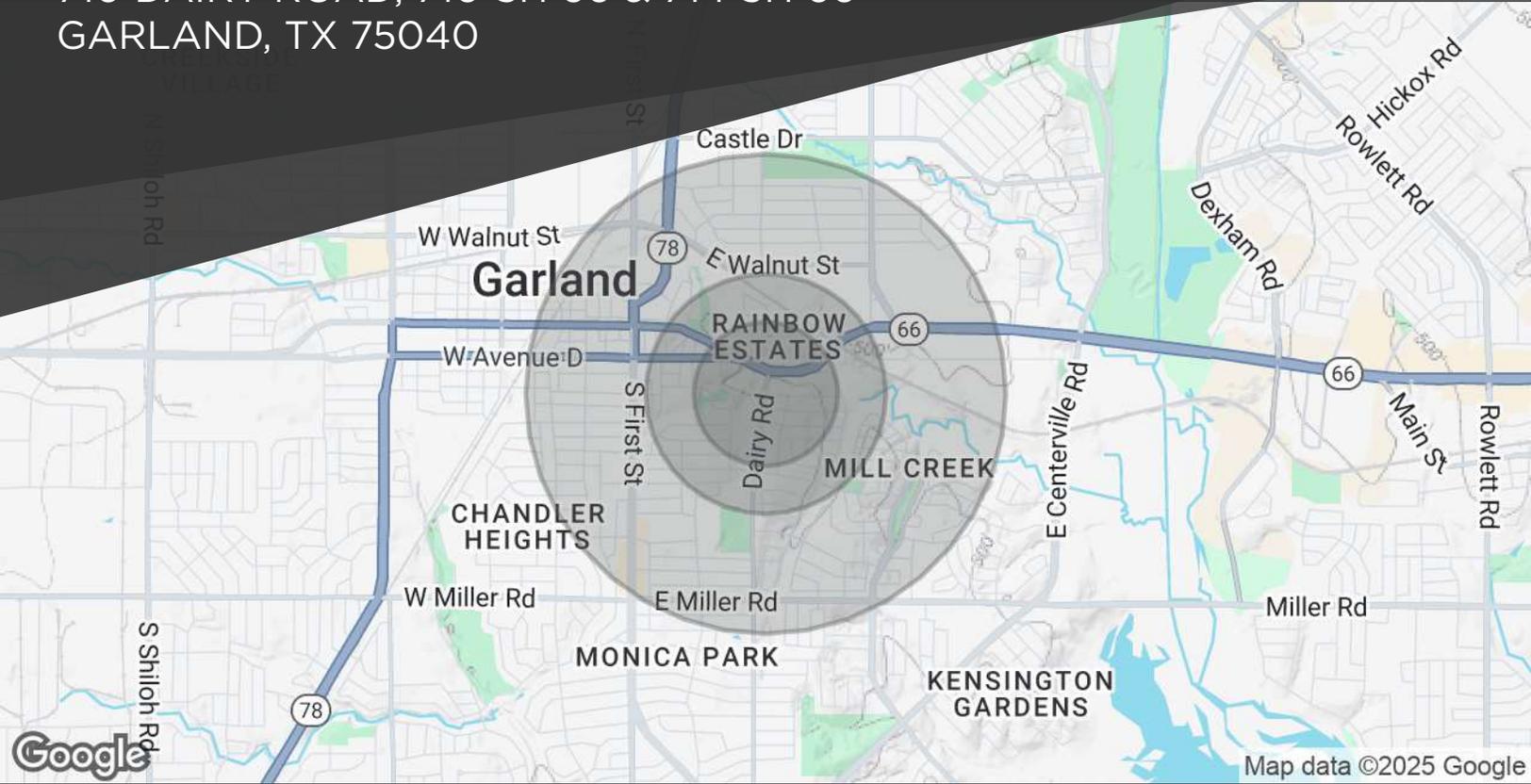


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LINC.
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GARLAND, TX 75040



	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,391	4,315	15,462
Average Age	36	36	36
Average Age (Male)	35	34	35
Average Age (Female)	37	37	37
HOUSEHOLDS & INCOME			
Total Households	384	1,174	4,281
# of Persons per HH	3.6	3.7	3.6
Average HH Income	\$88,180	\$81,285	\$83,539
Average House Value	\$211,008	\$203,588	\$223,166

Demographics data derived from AlphaMap

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